

**MARLBORO TOWNSHIP PLANNING BOARD**

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**SEPTEMBER 5, 2012**

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**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD VICE CHAIRMAN GERALD BERGH AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. BERGH READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK' s OFFICE.**

**ROLL CALL**

**PRESENT ... MR. BARENBURG, MR. BERGH, MR. BETOFF,  
MR. PARGAMENT, MAYOR HORNIK, MR. ELMANSOURY,  
MR. MESSINGER, MR. ROSENWALD**

**ABSENT... MR. GUPTA, MR. POLLAK, MR. JOSEPHS, COUNCILMAN  
LA ROCCA**

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. HERBERT**

**SALUTE THE FLAG**

Mr. Messinger will be sitting in for Mr.Gupta and Mr.Rosenwald will be sitting in for Mr. Pollak

**CITIZENS VOICE**

No one from the public spoke.

The approval/amend the minutes of August 15, 2012 is being carried to the meeting of September 19, 2012.

**MASTER PLAN – MEMORIALIZATION OF RESOLUTION ADOPTING THE  
MASTER PLAN REEXAMINATION REPORT**

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Pargament. In favor: Mr.Bergh, Mr. Pargament, Mayor Hornik, Mr. Messinger, Mr. Rosenwald.

**P.B. 970-06 K.HOVNANIAN/WILDFLOWER – CONVERSION**

To be rescheduled.

**P.B. 1082-12 ALDAN PROPERTIES – PUBLIC HEARING – SITE PLAN**

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Salvatore Alfieri, Esq. represented the applicant. The property contains 87 ft. of frontage along the north side of School Road West approximately 88 ft. east of the Willis Street intersection in the C-1 zone, Block 223 Lot.

Currently the site contains a 1 story building indicated as an office use with a paved access drive from School Road West and a parking area to the rear of the building.

Patrick Pentland, Architect testified on behalf of the applicant. Entered into evidence was the following exhibit:

A-1 Colored Site Plan

The applicant is proposing to convert the existing building from an office to a pharmacy. They are proposing several site improvements: steps/landing along the front of the building, new steps/landing and handicap access entry ramp along the rear of the building and replacement of existing sidewalk along the east side of the building. Access is to remain as exists along School Road West and a handicap parking stall is to be added within the existing rear parking area to provide 10 proposed spaces with two designated as employee parking. A freestanding identification sign is proposed along the roadway frontage.

The applicant agreed to work with the Historic Commission to change the roof tiles to make it more timberline shingle and there will be no dumpsters since there is a minimal amount of garbage.

Mr. Hish applicant and licensed pharmacist was sworn in. He stated that his pharmacy will offer services as CVS but would work personally with customers to pursue medication therapy regimens. Much of the business will be through deliveries. The pharmacy will also specialize in homeopathic remedies. The general hours will be from 9:00 A.M to 7:00 P.M. Monday through Friday and 9:00 A.M. to 5:00 P.M. Saturday.

Laura Neumann, P.E., P.P. reviewed her report with the Board and answered questions.

**PUBLIC HEARING OPENED**

No one from the public spoke.

**PUBLIC HEARING CLOSED**

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mayor Hornik, Mr. Messinger, Mr. Rosenwald. Opposed: Mr. Betoff.

**P.B. 1083-12 WORK OUT WORLD – WAIVER OF SITE PLAN**

Salvatore Alfieri, Esq. represented the applicant. The site is a 13.6 acre tract that contains 791 feet of frontage along the east side of Route 79, opposite the Ryan Road intersection, within the C-5 zone, block 415 Lot 21.32

Currently the site is developed as the Brook's Edge Plaza, which includes a multi-tenant retail building and a bank pad site. There is parking throughout the site for 430 vehicles.

The applicant proposes to occupy a tenant space of approximately 24,400 s.f. within the retail building to be utilized as a health/fitness club.

Stephen Roma, principal was sworn in. He explained how the business operates with hours Monday through Thursday 5:00 A.M. to 11:00 P.M.; Friday 5:00 A.M. to 10:00 P.M.; Saturday 7:00 A.M. to 7:00 P.M. and Sunday 7:00 A.M. to 4:00 P.M.

David Delledon, Architect was sworn in. Entered into evidence were the following exhibits:

A-1 Colored rendering façade sign

A-2 Floor Plan

Mr. Delledon reviewed how the interior would be constructed including the use of the balcony structure.

John Rea, Traffic Consultant was sworn in. He reviewed how the parking would function at the site. He confirmed that parking would not be an issue with the other uses at this center.

Laura Neumann, P.E., P.P. reviewed her report with the Board and answered questions.

**PUBLIC HEARING OPENED**

No one from the public spoke.

**PUBLIC HEARING CLOSED**

A motion to adjourn was offered by Mr. Barenburg, seconded by Mr. Pargament. One vote was cast.

Respectfully submitted

Donna Pignatelli